



MEETING MINUTES - UNADOPTED

Tuesday, October 15, 2024

1:00 PM Council Chambers/Hybrid

1. Attendance (at start of meeting)

PRESENT:

Mayor Heron
Councillor Biermanski
Councillor Hughes
Councillor MacKay

VIA ZOOM:

Councillor Brodhead
Councillor Joly
Councillor Killick

STAFF PRESENT:

W. Fletcher, Chief Administrative Officer
D. McMordie, Managing Director, Corporate &
Emergency Services/Chief Financial Officer
D. Enger, Managing Director, Operations
A. Slaght, Managing Director, Infrastructure & Planning
M. Caufield, Director, Legal, Legislative & Records
Services/Chief Legislative Officer
C. Wong, Deputy City Clerk
G. Magyar, Legislative Officer

2. Adoption of Agenda

2.1 AR-24-337 Adoption of Agenda

Moved by Councillor MacKay
That the October 15, 2024 Agenda be adopted as
presented.

CARRIED UNANIMOUSLY

3. Presentations, Delegations, and Announcements

Eileen McClean, President, St. Albert Pickleball,
provided a presentation to Council regarding the future
of pickleball courts in St. Albert.

Trustee Rouse, St. Albert Public School Board,
presented to Council regarding Lakeview Business
District.

5. Consent Agenda

5.1 CA-24-020 Consent Agenda

Moved by Councillor Hughes
That the recommendations in the following agenda reports
be approved:

6.1 Regular Council Meeting Minutes of October 1, 2024.

8.1 Standing Committee of the Whole Item: Community
Vision and Pillars of Sustainability Policy Update Approach.

10.2 Bylaw 27/2024 Municipal Elections Bylaw (1st
Reading).

CARRIED UNANIMOUSLY

6. Adoption of Minutes

- 6.1 MIN-24-064 Regular Council Meeting Minutes of October 1, 2024

The following motion was approved on Consent Agenda:
That the Regular Council Meeting Minutes of October 1, 2024 be approved.

8. Committee Business - Request for Decision

- 8.1 CB-24-032 Standing Committee of the Whole Item: Community Vision and Pillars of Sustainability Policy Update Approach
Presented by: Darija Slokar, Manager, Strategic Services

The following motion was approved on Consent Agenda:
That the proposed approach to assess the Vision and Pillars of Sustainability Policy (C-CG-11) outlined in the agenda report dated October 8, 2024 be approved.

9. Business Items - Requests for Decision

- 9.1 AR-24-381 Additional Fountain Park Infrastructure
Presented by: Shaun Percival, Manager, Recreation Bookings & Programs

7. Public Hearing 2:00 p.m.

- 7.1 PH-24-008 Bylaw 18/2024 Land Use Bylaw (2nd & 3rd Reading)
Presented by: Brian Conger, Community Planning Manager, ISL Engineering & Land Services; Adryan Slaght, Managing Director, Planning & Infrastructure, Office of the Chief Administrative Officer; Colin Krywiak, Development Branch Manager, Planning & Development; Chelsea Thompson, Development Officer II, Planning & Development; Barb Dupuis, Planner, Planning & Development

Council recessed at 3:00 p.m.

Council reconvened at 3:10 p.m.

Courtney Jensen, Managing Partner, Strata Development Corp., presented to Council regarding Bylaw 18/2024 Land Use Bylaw.

Dave Armstrong, Vice President, Pacesetter Homes, presented to Council regarding Bylaw 18/2024 Land Use Bylaw.

Nicholas Carels, VP Streetside Developments/Qualico, presented to Council regarding Bylaw 18/2024 Land Use Bylaw.

Paul Lanni, CEO, Averton, presented to Council regarding Bylaw 18/2024 Land Use Bylaw.

Ray Watkins, Agent representing Landrex, presented to Council regarding Bylaw 18/2024 Land Use Bylaw.

Ray Watkins, Watkins Land Developments Ltd. and St. Albert Citizen, presented to Council regarding Bylaw 18/2024 Land Use Bylaw.

Cindy Storme, Storme Developments, presented to Council regarding Bylaw 18/2024 Land Use Bylaw.

Mike Yochim, Agent representing BILD Edmonton, presented to Council regarding Bylaw 18/2024 Land Use Bylaw.

Jag Mehta, Rohit Group, presented to Council regarding Bylaw 18/2024 Land Use Bylaw.

Mike Howes, Previous Chair, St. Albert and District Chamber of Commerce and Resident, presented to Council regarding Bylaw 18/2024 Land Use Bylaw.

Council recessed at 5:02 p.m.

Council reconvened at 5:35 p.m.

Moved by Councillor MacKay

That the Public Hearing on Bylaw 18/2024 be closed.

CARRIED UNANIMOUSLY

Moved by Councillor Biermanski

That Bylaw 18/2024 be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor Biermanski

That Bylaw 18/2024 be read a third time.

CARRIED UNANIMOUSLY

9. Business Items - Requests for Decision (continued)

- 9.1 AR-24-381 Additional Fountain Park Infrastructure
Presented by: Shaun Percival, Manager, Recreation Bookings & Programs

Moved by Councillor Hughes

That Council approve up to \$60,000 from the capital reserve for purchase of an Inflatable Water Play Feature (Inflatable) for use at Fountain Park Recreation Centre (FPRC).

DEFEATED UNANIMOUSLY

- 9.2 AR-24-403 Lakeview Business District Servicing
Presented by: Dawny George, Director, Engineering Services, Kristina Peter, Director, Planning and Development, Anne Victoor, Director, Finance and Strategic Services, Michael Erickson, Director, Economic Development

Councillor Hughes left the meeting at 6:39 p.m.
Councillor Hughes returned to the meeting at 6:46 p.m.

Moved by Councillor MacKay
That the Capital Charter entitled “ENGS-085” in the amount of \$62.7M, provided as Attachment 1 to the agenda report entitled “Lakeview Business District Servicing” dated October 15, 2024, be approved.
CARRIED UNANIMOUSLY

10. Bylaws

- 10.1** BL-24-026 Bylaw 26/2024 Lakeview Business District Servicing Borrowing Bylaw (1st Reading)
Presented by: Brenda Barclay, Manager of Financial Operations, Financial and Strategic Services

Moved by Councillor Killick
That Bylaw 26/2024, being a borrowing bylaw for Lakeview Business District Servicing Bylaw, be read a first time.
CARRIED UNANIMOUSLY

- 10.2** BL-24-032 Bylaw 27/2024 Municipal Elections (1st Reading)
Presented by: Marta Caufield, Director, Legal, Legislative & Records Services

The following motion was approved on Consent Agenda:
That Bylaw 27/2024 Municipal Elections be read a first time.

12. Civic and External Agency - Councillors' Updates

The Civic and External Agency updates were postponed to the November 19, 2024 City Council Meeting.

13. Information Requests / Notices of Motion / Announcements

Information Request - Mayor Heron

Can we get an administrative opinion on the following proposed changes to Bylaw 18/2024 from BILD Edmonton Metro:

1. Dwelling (single detached) Lot Widths: Lot widths for single detached dwellings with zero lot-line pockets should be reduced to 20 to 22 feet (from the current recommendation of 24 feet).
2. Street-Oriented Townhouse Lot Widths: Smaller pockets on street-oriented townhouse lots should have lot widths reduced to 12 to 14 feet (from the current recommendation of 16 feet).
3. Parking Reductions for Narrow Units: The parking reduction policy for units that are 16 feet or narrower in the LUB should also apply to townhouses in Midtown, supporting diverse housing options and maximizing the use of limited urban space.
4. 18-Foot Garages: Garages with a width of 18 feet should be considered sufficient to accommodate two parking spaces.
5. 18-Foot Pocket Parking Requirements: For lots that are 18 feet wide, the requirement should be only one off-street parking space.
6. Parking Reductions Consistency: Parking ratios for all Dwelling (townhouse-complex) should be 1.5 stalls per dwelling unit. We recommend standardizing these ratios for consistency.
7. Density Bonusing for Midtown: We recommend incorporating site density bonuses in all high-density residential districts to maintain consistency throughout the bylaw.

Information Request - Mayor Heron

Can we get an administrative opinion on the following proposed changes to Bylaw 18/2024 from Landrex to add drive throughs to the MU-2 district as a discretionary use regarding Bylaw 18/2024 Land Use Bylaw. Does Administration see any issues with this addition?

Information Request - Mayor Heron

Can we get an administrative opinion on the following proposed changes to Bylaw 18/2024 from Avero:

Motion #1: Amend 5.17 MID - Midtown District Section (26) PARKING (b) Dwelling (townhouse - complex) to 1.50 stalls per dwelling unit.

Motion #2: Amend 5.17 MID - Midtown District Section (9) SITE DENSITY to add site density bonuses.

Motion #3: Amend 5.17 MID - Midtown District Section (26) PARKING Section (c) to add Dwelling (townhouse - stacked).

15. Adjournment

The Mayor adjourned the meeting at 7:49 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER